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This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1263008)



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## Hill Farm Cottage, Wennington PE28 2LU

Guide Price £500,000

- Charming Character Property
- En Suite Shower Room And Family Bathroom
- Kitchen/Breakfast Room
- Garage And Driveway
- Picturesque Conservation Village
- Three Double Bedrooms
- Sitting Room And Dining Room
- Cloakroom And Boot Room
- Pleasant Garden
- No Forward Chain

### Storm Porch Over

Solid Timber Door To

### Reception Hall

Two windows to front aspect, radiator, stairs to first floor.

### Sitting Room

16' 9" x 11' 10" (5.11m x 3.61m)

A triple aspect room with secondary glazed window to front aspect, double glazed windows to side and rear aspects, picture rail, two radiators, central open fireplace.

### Dining Room

13' 11" x 9' 5" (4.24m x 2.87m)

Double glazed window to rear aspect, picture rail, radiator, door to

### Kitchen/Breakfast Room

16' 9" x 11' 11" (5.11m x 3.63m)

A double aspect room with secondary glazed window to front aspect and double glazed window to rear aspect, fitted in a range of base and wall mounted units, drawer units, complementing work surface and tiling, stainless steel one and a half bowl single drainer sink unit with mixer tap, space and plumbing for dishwasher, space for freestanding electric cooker with cooker hood over, central island breakfast bar with cupboards and drawer units, radiator.

### Utility/Boot Room

8' 8" x 7' 9" (2.64m x 2.36m)

Timber glazed door to front aspect, UPVC double glazed door to rear aspect, fitted in a range of base and wall mounted units with complementing work surfaces, space and plumbing for washing machine, space for tumble dryer, floor mounted oil fired central heating boiler serving hot water system and radiators, coats hanging area.

### Cloakroom

Fitted in a two piece suite comprising low level WC, wash hand basin, complementing tiling, radiator.

### First Floor Landing

Secondary glazed window to front aspect, radiator, access to loft space, airing cupboard housing hot water cylinder and shelving.

### Principal Bedroom

16' 9" x 9' 3" (5.11m x 2.82m)

A double aspect room with secondary glazed window to front aspect and double glazed window to rear aspect, two radiators, recessed shelving, built in wardrobe with hanging and shelf space.

### En Suite Shower Room

Fitted in a three piece suite comprising low level WC, wash hand basin, complementing tiling, double shower cubicle with drench style head, chrome heated towel rail, recessed downlighters.

### Bedroom 2

10' 11" x 9' 4" (3.33m x 2.84m)

Double glazed window to rear aspect, wall light points, radiator, built-in wardrobe with hanging and shelving.

### Bedroom 3

9' 3" x 9' 1" (2.82m x 2.77m)

Double glazed window to rear aspect, recessed shelving, double built-in wardrobe with hanging and shelving.

### Family Bathroom

Fitted in a three piece suite comprising low level WC, wash hand basin, complementing tiling, panel bath with shower screen and shower unit over, chrome heated towel rail, radiator.

### Outside

The front garden is open plan and laid to lawn. There is off road parking provision for one vehicle leading to the **Single Garage** with door to **Boot Room**. Side gated access leads to the rear garden which is laid to lawn with patio seating area, an area of decking, hedging and garden shed. The garden is enclosed by panel fencing.

### Buyers Information

To conform with government Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers. We use the services of a third party, DezRez Legal, who will contact you directly. They will need the full name, date of birth and current address of all buyers. There is a nominal charge payable direct to DezRez Legal. Please note that we are unable to issue a Memorandum of Agreed Sale until the checks are complete.

### Tenure

Freehold

Council Tax Band - D

